



## Vivian Road

Harborne, Birmingham, B17 0DN

Guide Price £750,000



- Stunning Period Townhouse in Central Harborne
- Five Bedrooms including Self-Contained Apartment above Garage
- Garage for Two Cars & One Dedicated Parking Space
- Extended Kitchen Dining Room with Bi-Folding Doors
- Excellent Proximity to the Best Schools
- Convenient Access to QE Medical Complex, Birmingham University and City Centre
- Dedicated Apartment Entryway
- No Upward Chain
- EPC Rating - C

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An immaculate and superbly designed five bedroom period residence situated in this highly desirable location in central Harborne just off the High Street. The property has been thoughtfully designed to incorporate luxurious internal living whilst retaining a host of original charm and heritage. Additionally boasting a garage and discreet driveway to the rear, with a beautiful rear courtyard. Being Sold with No Upward Chain.

Built in the late 1800's, the property is set back away from the the road with a wrought iron gated boundary and a blue brick front courtyard with a beautiful feature miniature tree.

As you enter through the hardwood entrance door you come into a welcoming tiled hallway with a partly tiled cloakroom and staircase to the first floor, with access down to a fully tanked basement perfect for storage. The elegant through reception room combines both the original front and rear rooms, with a large bay window to the front and two beautiful feature fireplaces. The front reception area also includes professional soundproofing, designed for audiophiles, with built-in high performance cables for superior audio and prevents sound transmission to the neighboring property. The rear reception area provides some built-in storage and shelving and provides internal double doors into the extended kitchen dining room.

The extended kitchen has a vaulted ceiling with skylights and bi-folding doors out to the rear courtyard providing plenty of natural light. With ample space for a dining table and chairs, the fully integrated kitchen comprises wall and base level units with complimentary work surfaces and tiled splash-back. The appliances includes fridge and freezer, dishwasher and washing machine with a 'Rangemaster' style oven and hob with extractor fan.

The upstairs accommodation is set over two floors and provides luxurious silk-blend carpets in all bedrooms to provide the ultimate comfort. To the first floor are two large double bedrooms, one with fitted wardrobes and a master bedroom with luxury en-suite comprising WC, wash hand basin and shower cubicle with high pressure spa-like power shower (3.5 bar), in addition the main bathroom on this floor comprises WC, vanity sink unit with built-in cabinet storage, bidet, large bath with marble surround and mixer taps with a separate shower cubicle. Completing the first floor is the storage cupboard which houses the top of the range "UV Gold" hot-water cylinder.

The second floor is occupied by two further double bedrooms, most notably the third bedroom to the rear includes a fold-out balcony which offers panoramic views over Central Birmingham without sacrificing any interior floor space, additionally it also has a brilliantly designed, almost secret entry to a large multi-purpose room that would be a fantastic playroom for children or as a tranquil meditation space. The internal accommodation is completed with a fully tiled re-fitted shower room comprising WC, wash hand basin and walk-in shower cubicle with rain head shower.

To the outside of the property is a wonderful blue brick courtyard providing wonderful outside space, featuring a custom garden mosaic which is the artistic centerpiece, perfect for the outdoor entertainment of guests.

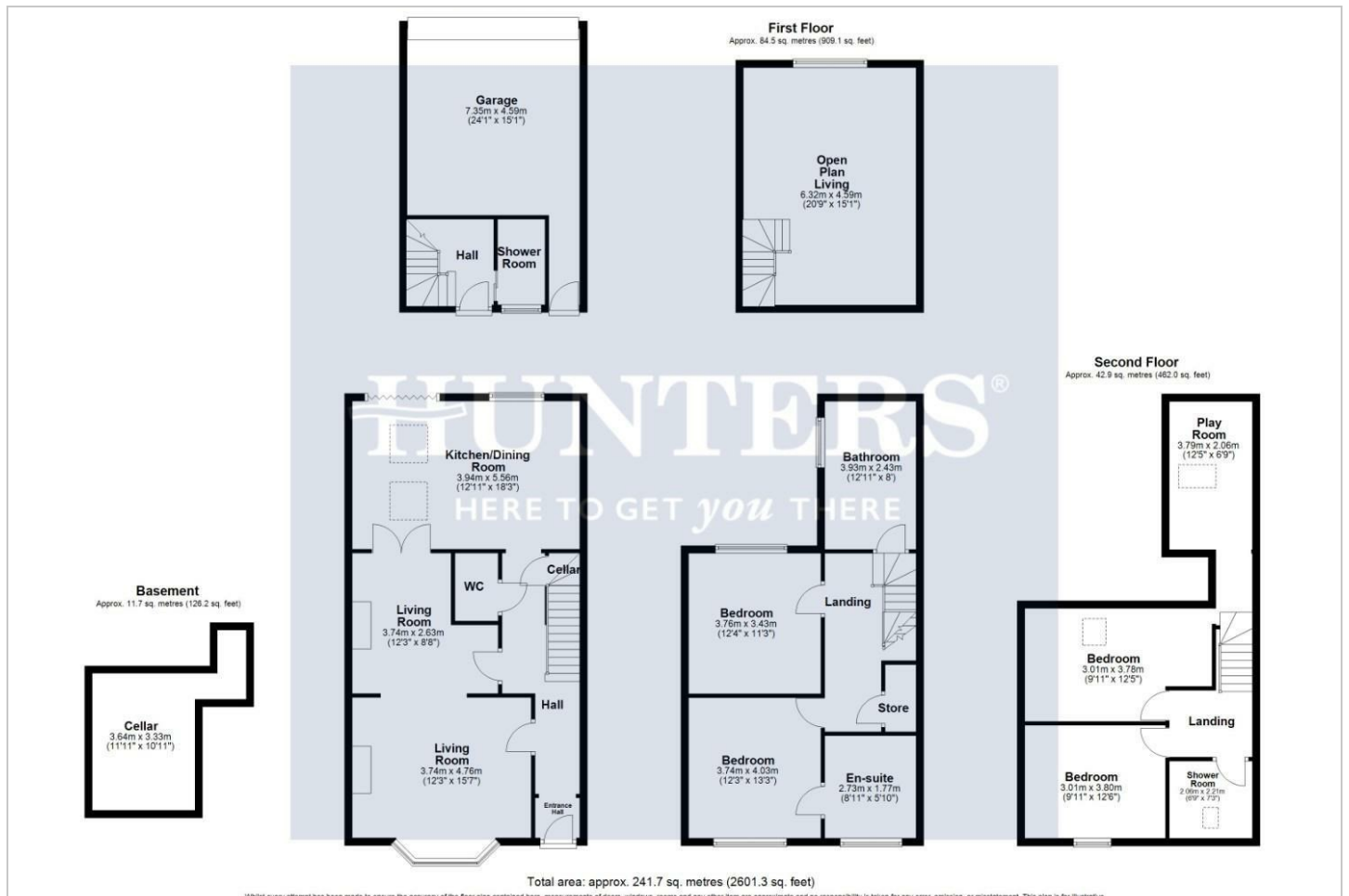
At the rear of the property is a discreet driveway which provides access to the detached wall-tiled car garage, it includes an electric roller style door and provides space for possibly two small or one larger vehicle with additional parking in front of the garage.

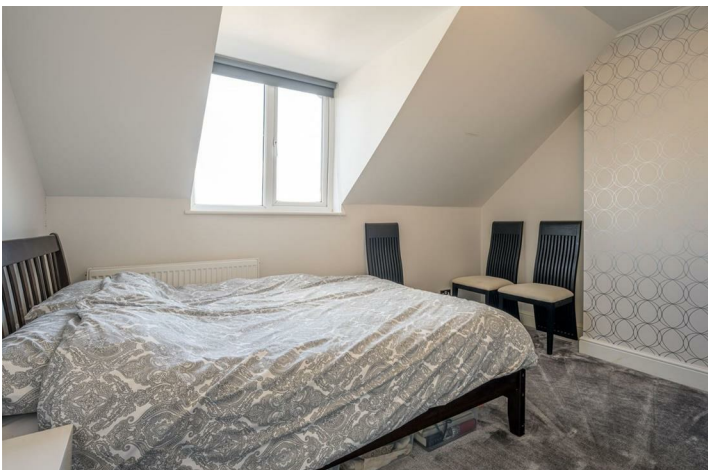
Additionally at the rear is the secure separate access to the one bedroom self contained 'Piccolo' apartment. With its own entrance the apartment is set above the garage and comprises studio bedroom and living area with a kitchenette and a bathroom. This dwelling is accessible without

disturbing the main residence and could be used as an investment or separate annex for family or guests.

The property is situated on this highly regarded road just off the infamous Harborne Village High Street, renowned for its range of high-end retail and independent stores along with several award-winning eateries in close proximity which includes Harborne Kitchen and The Plough gastro-pub to name a few. The property is also superbly positioned for convenient access to Queen Elizabeth Medical Complex and Birmingham University along with fantastic transport links into Birmingham City Centre. The local area is well renowned for its local school catchment with most notably Harborne Primary, Chad Vale and the Blue Coat school all in close proximity.

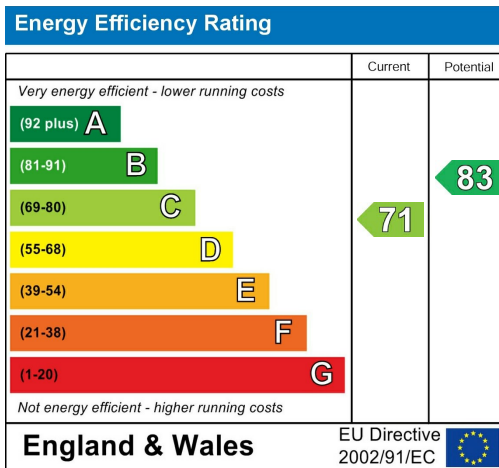
# Floorplan







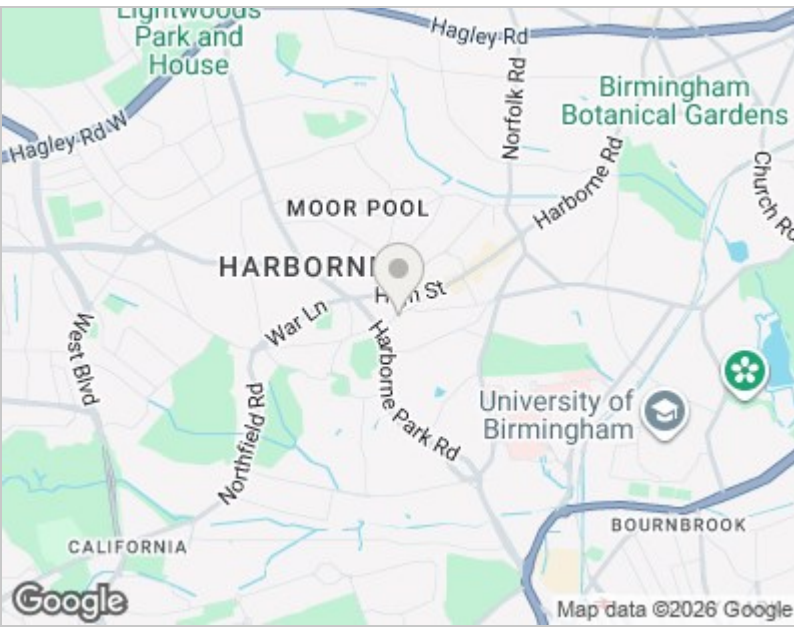
## Energy Efficiency Graph



## Viewing

Please contact our Hunters Harborne Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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